176.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	606,400 / 606,400
					USE VALUE:	606,400 / 606,400
					ASSESSED:	606,400 / 606,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		SELKIRK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZHAO JUNPING/TRUSTEE
Owner 2:	JUNPING ZHAO 2017 REVOCABLE
Owner 3:	INTER VIVOS TRUST
Street 1:	10 SELKIRK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZHAO JUNPING -
Owner 2:	-
Street 1:	10 SELKIRK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,797 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Stucco Exterior and 1731 Square Feet, with 1 Unit, 1 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7797.000	194,400		412,000	606,400
Total Card	0.179	194,400		412,000	606,400
Total Parcel	0.179	194,400		412,000	606,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.32 | /Parcel: 350.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	118241
GIS Ref	
GIS Ref	
Insp Date	10/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	194,400	0	7,797.	412,000	606,400	606,400	Year End Roll	12/18/2019
2019	101	FV	177,800	0	7,797.	406,100	583,900	583,900	Year End Roll	1/3/2019
2018	101	FV	177,800	0	7,797.	311,900	489,700	489,700	Year End Roll	12/20/2017
2017	101	FV	177,800	0	7,797.	294,300	472,100	472,100	Year End Roll	1/3/2017
2016	101	FV	177,800	0	7,797.	270,700	448,500	448,500	Year End	1/4/2016
2015	101	FV	176,900	0	7,797.	253,100	430,000	430,000	Year End Roll	12/11/2014
2014	101	FV	176,900	0	7,797.	233,100	410,000	410,000	Year End Roll	12/16/2013
2013	101	FV	176,900	0	7,797.	233,100	410,000	410,000		12/13/2012

!13747!

PRINT

Date	Time
12/11/20	03:39:42

LAST REV

Date	Time
07/31/19	10:55:20
apro	
13747	

USER DEFINED

Prior Id # 1:	118241
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZHAO JUNPING,	69902-99		9/8/2017	Convenience	1	No	No		
STACCHI TINA E,	60111-260		9/27/2012		443,000	No	No		
	10734-235		6/13/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/22/2012	780	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
10/21/2008	Meas/Inspect	163	PATRIOT
2/8/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	243	PATRIOT
7/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7797		Sq. Ft.	Site		0	70.	0.75	6			Topo	-10					411,964						412,000	

Total AC/HA:	0.17899	Total SF/SM:	7797	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	411,964	Spl Credit		Total:	412,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	19 - Texture 111	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98802000
Adj $ / SQ:	126.714
Other Features:	80100
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	281683
Depreciation:	87322
Depreciated Total:	194362

COMMENTS

OF=2 PERSONJACUZZI IN BMT, SINK & TOILET ALSO.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

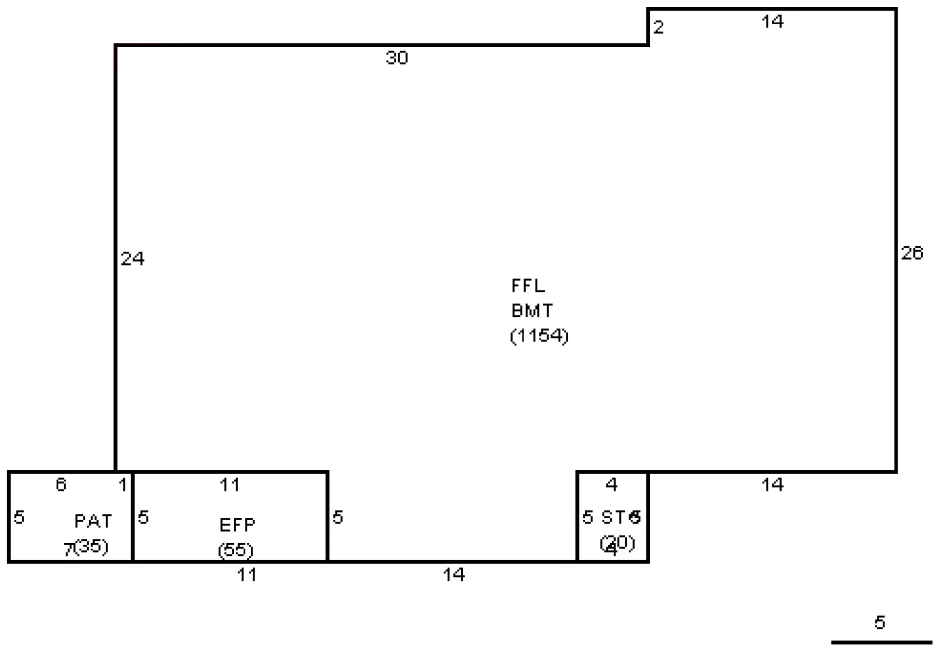
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.71
Special Features:	0	Val/Su Net:	80.40
Final Total:	194400	Val/Su SzAd	168.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,154	44.100	50,887
FFL	First Floor	1,154	126.710	146,227
EFP	Enclos Porch	55	71.730	3,945
PAT	Patio	35	5.930	207
STG	Storage	20	15.810	316
	Net Sketched Area:	2,418	Total:	201,582
Size Ad	1154	Gross Are	2418	FinArea 1731

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	